

THE MISTERTON 77 CHARITABLE TRUST

England & Wales · Charity number 506304

Details

Other names	MISTERTON HALL CHARITABLE TRUST, THE MISTERTON HALL CHARITABLE TRUST
Status	Registered
Legal form	Trust
Registered	1971-07-27
Register	View on the Charity Commission register

Contact

Address	Misterton Hall Misterton Lutterworth LE17 4JP
Phone	0145552424

Activities

Objects: THE RELIEF AND BENEFIT OF AGED AND DISABLED PERSONS IN ANY MANNER WHICH NOW IS OR HEREAFTER MAY BE DEEMED BY LAW TO BE CHARITABLE. (SEE DEEDS FOR FULL DETAILS).

Activities: The Charity continues to maintain part of the grounds at Misterton Hall together with the Rutland Room. These facilities are made available, usually in conjunction with Help the Aged, to aged or disabled persons to fish in the lake or attend social functions.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Disability
- **Who:** Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- Leicestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£31,575	£16,078	-	-
2023-09-30	£38,557	£31,268	-	-
2022-09-30	£37,581	£18,560	-	-
2021-09-30	£23,245	£24,409	-	-
2020-09-30	£24,499	£21,793	-	-

Trustees

Name	Role	Appointed
HEATHER CRAVEN	Chair	
Ruth Margaret Morrison		2024-12-04

THE MISTERTON 77 CHARITABLE TRUST

England & Wales - Charity number 506304

Accounts

The Misterton '77 Charitable Trust

Trustees' report and financial statements

Registered number 506304

For the year ended 30 September 2024

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Trustees' annual report

Objectives, activities, achievements and performance

The charity, as per its Trust Deed, was founded for the purpose of the relief and benefit of aged and disabled persons, in particular in any of the following ways:

- 1) The provision of financial and other assistance in connection with the aged and disabled persons outgoings to Misterton Hall;
- 2) The provision of hospitality and recreational facilities at the Rutland Room or elsewhere on the Estate for the benefit of such persons;
- 3) The provision of short stay accommodation for the benefit of such persons;
- 4) The provision of other charitable purposes as the Trustees see fit.

The charity continues to maintain part of the grounds at Misterton Hall together with the Rutland Room. These facilities are made available, usually in conjunction with Age UK and other voluntary organisations, for aged or disabled persons. The following activities took place in 2023/24:

- A large number of the Wycliffe Lutterworth U3A group once again enjoyed a picnic and games in the gardens;
- The Lutterworth Rotary Club held a Craft & Garden Open Day where several charitable societies were represented with a very good turnout of families with elderly members;
- Once again The Lutterworth twinning group visited with a number of elderly members enjoying a tea party on the top lawn;
- Several groups used Rutland Room for various events e.g. afternoon tea etc.
- The Welland Valley Cycle group held two 'cycle days' which were enjoyed by both youngsters & veterans in the local area.
- The field was used by the Under 8's football team for summer training & for sniffer dog training.

In addition to the events above smaller groups, church groups and voluntary organisations have used the facilities for fishing, cycling, garden tea parties and group meetings.

Expenditure, as far as possible, is limited to not exceed income, although the charity makes donations to appeals from other charities with similar objectives at the trustees' discretion. In the prior year the charity made a donation to Age UK Leicester Shire & Rutland.

Public benefit

The trustees confirm they have referred to the guidance contained in the Charity Commissions general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and its donation policy.

Financial review

During the year, the charity received donations of £2,080 (2023: £1,515) and dividend income of £28,622 (2023: £36,566). Net income for the year was £15,497 (2023: £7,289) and a gain on investment assets of £76,366 (2023: £37,035) was recorded. At the end of the year, the charity had investment funds carried forward of £708,122 (2023: £629,956). It is the policy of the trustees to invest surplus funds in listed investments.

Reserves policy

It is the policy of the trustees to distribute reserves in accordance with its objectives. The free reserves at the end of the year are estimated by the trustees to be in the order of £740,638 The estimated level of free reserves required by

Trustees' annual report *(continued)*

the charity is £25,000, however the majority of funds are maintained in a portfolio of investments to generate income to fund the maintenance of the grounds and the Rutland room for future use by charitable organisations.

Structure, governance and management

The Misterton '77 Charitable Trust was created by a deed dated 22 April 1977, and subsequent endorsements dated 6 July 1977 and 3 March 1978, for the purposes of the relief and benefit of aged and disabled persons.

It is administered by a body of trustees, and the power to appoint new or additional trustees rests with the original settlors.

The financial statements have been prepared in accordance with the accounting policies principally set out on page 7, and comply with the charity's deed, applicable law and the charity SORP.

Reference and administrative information

Trustees

The trustees who have served during the year were as follows:

HJ Craven (chair)
RM Morrison – appointed December 2024
EE Townend – resigned February 2025

Registered office of The
Misterton '77 Charitable
Trust

Estate Office
Misterton Hall
Misterton
Lutterworth
Leicestershire
LE17 4JP

Registered number

506304

Bankers

National Westminster Bank plc
25 High Street
Lutterworth
Leicestershire

Investment managers

Brewin Dolphin
Two Colton Square
Leicester
LE1 1QF

Solicitors

Freeth Cartwright Hunt Dickens
Express Buildings
29 Upper Parliament Street
Nottingham

Accountant/Independent Examiner

Karen Hanlan, ACA
Karen Hanlan Independent Examiner Ltd
1 Saracen Close
Ettington
CV37 7SZ

Approved by the trustees on 21 July 2025 and signed on their behalf by:

Mrs HJ Craven

Statement of trustees' responsibilities

Under the trust deed of the charity and charity law, the trustees are responsible for preparing the trustees' annual report and the financial statements for each financial year which show a true and fair view of the state of affairs of the charity, and of the excess of income over expenditure for that period. In preparing those financial statements, generally accepted accounting practice entails that the trustees:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its activities.

The trustees are required to act in accordance with the trust deed of the charity, within the framework of trust law. They are responsible for keeping proper accounting records sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the trustees to ensure that, where any statements of accounts are prepared by them under section 130 of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

Independent Examiner's Report to the Trustees of the Misterton '77 Charitable Trust

I report to the trustees on my examination of the accounts of the Misterton '77 Charitable Trust ('the Trust') for the year ended 30 September 2024 which are set out on pages 5 to 10.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Karen Hanlan, ACA
Karen Hanlan Independent Examiner Limited
1 Saracen Close, Ettington, CV37 7SZ

Date: 21 July 2025

Statement of financial activities
for the year ended 30 September 2024

	Unrestricted funds	
	2024	2023
	£	£
Income:		
Donations	2,080	1,515
Investment income:		
Dividends	28,622	36,566
Interest	873	476
	<hr/>	<hr/>
Total income	31,575	38,557
	<hr/>	<hr/>
Expenditure (note 2)		
Raising funds	1,200	1,200
Charitable activities	14,878	30,068
	<hr/>	<hr/>
Total Expenditure	16,078	31,268
	<hr/>	<hr/>
Net income before investment gains	15,497	7,289
Net gains on investment assets	79,366	37,035
	<hr/>	<hr/>
Net movement in funds	94,863	44,324
	<hr/>	<hr/>
Reconciliation of funds		
Total funds brought forward	645,775	601,451
	<hr/>	<hr/>
Total funds carried forward	740,638	645,775
	<hr/> <hr/>	<hr/> <hr/>

All of the charity's activities, in both years, arise from continuing activities.

There were no movements in the endowment fund either this year or last year.

Balance sheet
at 30 September 2024

	<i>Note</i>	£	2024	£	2023	£
Fixed assets				-		-
Tangible fixed assets	3					-
Investments						
Listed	4	648,983		569,617		
Cash on deposit		32,519		33,719		
Other	5	26,620		26,620		
				<u>708,122</u>		629,956
				<u>708,122</u>		<u>629,956</u>
Current assets						
Debtors	6	3,024		3,022		
Cash at bank and in hand		65,868		44,705		
				<u>68,892</u>		47,727
Current liabilities						
Creditors: amounts due within one year	7	(9,756)		(5,288)		
Net current assets				<u>59,136</u>		42,439
				<u>767,258</u>		672,395
The funds of the charity	8					
Endowment funds			26,620		26,620	
Unrestricted funds			740,638		645,775	
				<u>767,258</u>		<u>672,395</u>

These financial statements were approved by the trustees on 21 July 2025

HJ Craven
Trustee

Notes to the accounts

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material to the charity's financial statements.

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (updated 1 January 2019) - (Charities SORP (FRS102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the trust Deed.

The Misterton '77 Charitable Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Going Concern statement

The financial statements have been prepared on a going concern basis which assumes that the charity will continue to operate. The validity of this assumption is dependent upon the performance of the charity's investments, however expenditure levels are under the control of Trustees and are kept to a level to maintain the funds of the charity. Based on this understanding the trustees believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments, which would result from the basis of preparation being inappropriate.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled, ultimate receipt is probable and the amount can be quantified with reasonable accuracy.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

Fixed assets and depreciation

Fixed assets are stated at cost less accumulated depreciation.

Depreciation, calculated on the cost of fixed assets, is provided on a straight line basis at the following annual rates:

Amenity block	2%
Roads and car park	5%
Shelter	5%

Investments

Listed investments are stated at market value. Other fixed asset investments are stated at market value at date of acquisition since a reliable current valuation is not readily available.

Taxation

The charity is not registered for VAT and, therefore, expenditure is recorded gross in these financial statements.

The Misterton '77 Charitable Trust, as a registered charity, is exempt from taxation on its income and gains falling within Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to charitable objectives. No tax charge has arisen in the year.

Notes (continued)

2 Expenditure

	2024 £	2023 £
Raising funds:		
Investment managers fees	1,200	1,200
Charitable activities:		
Charitable donations – Age UK/Loros	-	15,250
Rent	340	340
Ground maintenance	10,750	10,960
Rutland Room rates	46	44
Electricity, gas and water	1,902	1,824
Insurance	360	360
Miscellaneous	199	-
Bookkeeping	231	240
Governance costs		
Independent Examiners fees/Accountancy fees	1,050	1,050
	<u>16,078</u>	<u>31,268</u>

3 Fixed assets

	Amenity Block £	Road £	Shelter £	Total £
Cost				
At beginning and end of year	5,640	9,132	1,610	16,382
	<u>5,640</u>	<u>9,132</u>	<u>1,610</u>	<u>16,382</u>
Depreciation				
At beginning and end of year	5,640	9,132	1,610	16,382
	<u>5,640</u>	<u>9,132</u>	<u>1,610</u>	<u>16,382</u>
Net book value				
At beginning & end of year	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Notes (continued)

4 Listed investments

	2024 £	2023 £
Market value at beginning of year	569,617	532,582
Net (loss)/gain in the year	79,366	37,035
Additions at cost	-	-
Disposal proceeds	-	-
	<hr/>	<hr/>
Market value at end of year	648,983	569,617
	<hr/> <hr/>	<hr/> <hr/>
	2024 £	2023 £
Investments comprise:		
UK Investments	207,442	189,565
Global Investment trusts	441,541	380,052
	<hr/> <hr/>	<hr/> <hr/>
Historical cost	193,045	193,045
	<hr/> <hr/>	<hr/> <hr/>

The total market value of listed investments includes the following investments which represent more than 5% of the total market value:

	Market value £
Foreign and Colonial Investment Trust	190,550
Murray Income Trust Plc	49,938
The Alliance Trust	140,706
Keystone Investment Trust	35,805
Witan Investment Trust	74,480
Royal Dutch Shell	54,975
	<hr/> <hr/>

5 Other investments

Other investments are stated at their market value at the date of acquisition and comprise:-

	2024 £	2023 £
Belvoir Property Investments Limited 48 shares of £1 each	25,920	25,920
Craven (Builders) Limited 100 shares of £1 each	700	700
	<hr/>	<hr/>
	26,620	26,620
	<hr/> <hr/>	<hr/> <hr/>

Mrs Craven, one of the Trustees, is a director and shareholder in both of the above companies, each having two directors in total.

Notes (continued)

The trustees are of the opinion that these investments, both in unlisted companies, have a market value not less than their book value.

These investments represent the endowment funds of the charity.

6 Debtors

	2024 £	2023 £
Other debtors	3,024	3,022

7 Creditors

	2024 £	2023 £
Accruals	9,756	5,288

8 Funds

Unrestricted funds comprise those funds which the trustees are free to use in accordance with the charitable objectives.

The endowment fund represents those assets, included within other investments, which must be held permanently by the charity. Income arising on the endowment fund can be used in accordance with the objectives of the charity, and is included as unrestricted income.

9 Related party transactions

During the year, the trust paid rent for the use of the Rutland Room of £340 (2023: £340) to the Frank Craven Trust, in which trustee Mrs HJ Craven is also a trustee/Director. This amount is included in the statement of financial activities.

No trustees received either any remuneration or reimbursement of expenses during the year.

THE MISTERTON 77 CHARITABLE TRUST

England & Wales - Charity number 506304

Accounts

The Misterton '77 Charitable Trust

Trustees' report and financial statements

Registered number 506304

For the year ended 30 September 2023

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Trustees' annual report

Objectives, activities, achievements and performance

The charity, as per its Trust Deed, was founded for the purpose of the relief and benefit of aged and disabled persons, in particular in any of the following ways:

- 1) The provision of financial and other assistance in connection with the aged and disabled persons outgoings to Misterton Hall;
- 2) The provision of hospitality and recreational facilities at the Rutland Room or elsewhere on the Estate for the benefit of such persons;
- 3) The provision of short stay accommodation for the benefit of such persons;
- 4) The provision of other charitable purposes as the Trustees see fit.

The charity continues to maintain part of the grounds at Misterton Hall together with the Rutland Room. These facilities are made available, usually in conjunction with Age UK and other voluntary organisations, for aged or disabled persons. The following activities took place in 2022/23:

- A large number of the Wycliffe Lutterworth U3A group once again enjoyed a picnic and games in the gardens;
- The Lutterworth Rotary Club held a Craft & Garden Open Day where several charitable societies were represented with a very good turnout of families with elderly members;
- Once again The Lutterworth twinning group visited with a number of elderly members enjoying a tea party on the top lawn;
- Several groups used Rutland Room for various events e.g. afternoon tea etc.
- The Welland Valley Cycle group held two 'cycle days' which were enjoyed by both youngsters & veterans in the local area.

In addition to the events above smaller groups, church groups and voluntary organisations have used the facilities for fishing, cycling, garden tea parties and group meetings.

Expenditure, as far as possible, is limited to not exceed income, although the charity makes donations to appeals from other charities with similar objectives at the trustees' discretion. In the prior year the charity made a donation to Age UK Leicester Shire & Rutland.

Public benefit

The trustees confirm they have referred to the guidance contained in the Charity Commissions general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and its donation policy.

Financial review

During the year, the charity received donations of £1,515 (2022: £1,110) and dividend income of £36,566 (2022: £36,471). Net income for the year was £7,289 (2022: £19,021) and a gain on investment assets of £37,035 (2022: net loss of £38,836) was recorded. At the end of the year, the charity had investment funds carried forward of £629,956 (2022: £594,121). It is the policy of the trustees to invest surplus funds in listed investments.

Reserves policy

It is the policy of the trustees to distribute reserves in accordance with its objectives. The free reserves at the end of the year are estimated by the trustees to be in the order of £645,775. The estimated level of free reserves required by the charity is £25,000, however the majority of funds are maintained in a portfolio of investments to generate income to fund the maintenance of the grounds and the Rutland room for future use by charitable organisations.

Trustees' annual report *(continued)*

Structure, governance and management

The Misterton '77 Charitable Trust was created by a deed dated 22 April 1977, and subsequent endorsements dated 6 July 1977 and 3 March 1978, for the purposes of the relief and benefit of aged and disabled persons.

It is administered by a body of trustees, and the power to appoint new or additional trustees rests with the original settlors.

The financial statements have been prepared in accordance with the accounting policies principally set out on page 7, and comply with the charity's deed, applicable law and the charity SORP.

Reference and administrative information

Trustees

The trustees who have served during the year were as follows:

HJ Craven (chair)
Z Hyde Thomson
EE Townend

Registered office of The
Misterton '77 Charitable
Trust

Estate Office
Misterton Hall
Misterton
Lutterworth
Leicestershire
LE17 4JP

Registered number

506304

Bankers

National Westminster Bank plc
25 High Street
Lutterworth
Leicestershire

Investment managers

Brewin Dolphin
Two Colton Square
Leicester
LE1 1QF

Solicitors

Freeth Cartwright Hunt Dickens
Express Buildings
29 Upper Parliament Street
Nottingham

Accountant/Independent Examiner

Karen Hanlan, ACA
Karen Hanlan Independent Examiner Ltd
1 Saracen Close
Ettington
CV37 7SZ

Approved by the trustees on 14 March 2024 and signed on their behalf by:

Mrs HJ Craven

Statement of trustees' responsibilities

Under the trust deed of the charity and charity law, the trustees are responsible for preparing the trustees' annual report and the financial statements for each financial year which show a true and fair view of the state of affairs of the charity, and of the excess of income over expenditure for that period. In preparing those financial statements, generally accepted accounting practice entails that the trustees:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its activities.

The trustees are required to act in accordance with the trust deed of the charity, within the framework of trust law. They are responsible for keeping proper accounting records sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the trustees to ensure that, where any statements of accounts are prepared by them under section 130 of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

Independent Examiner's Report to the Trustees of the Misterton '77 Charitable Trust

I report to the trustees on my examination of the accounts of the Misterton '77 Charitable Trust ('the Trust') for the year ended 30 September 2023 which are set out on pages 5 to 10.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Karen Hanlan, ACA
Karen Hanlan Independent Examiner Limited
1 Saracen Close, Ettington, CV37 7SZ

Date: 14 March 2024

Statement of financial activities
for the year ended 30 September 2023

	Unrestricted funds	
	2023	2022
	£	£
Income:		
Donations	1,515	1,110
Investment income:		
Dividends	36,566	36,471
Interest	476	-
	<hr/>	<hr/>
Total income	38,557	37,581
	<hr/>	<hr/>
Expenditure (note 2)		
Raising funds	1,200	1,200
Charitable activities	30,068	17,360
	<hr/>	<hr/>
Total Expenditure	31,268	18,560
	<hr/>	<hr/>
Net income before investment gains/(losses)	7,289	19,021
Net gains/(losses) on investment assets	37,035	(38,836)
	<hr/>	<hr/>
Net movement in funds	44,324	(19,815)
	<hr/>	<hr/>
Reconciliation of funds		
Total funds brought forward	601,451	621,266
	<hr/>	<hr/>
Total funds carried forward	645,775	601,451
	<hr/> <hr/>	<hr/> <hr/>

All of the charity's activities, in both years, arise from continuing activities.

There were no movements in the endowment fund either this year or last year.

Balance sheet
at 30 September 2023

	<i>Note</i>	£	2023	£	2022	£
Fixed assets				-		
Tangible fixed assets	3					-
Investments						
Listed	4	569,617		532,582		
Cash on deposit		33,719		34,919		
Other	5	26,620		26,620		
				<u>629,956</u>		594,121
				<u>629,956</u>		<u>594,121</u>
Current assets						
Debtors	6	3,022		2,950		
Cash at bank and in hand		44,705		42,105		
				<u>47,727</u>		45,055
Current liabilities						
Creditors: amounts due within one year	7	(5,288)		(11,105)		
Net current assets				<u>42,439</u>		33,950
				<u>672,395</u>		628,071
The funds of the charity	8					
Endowment funds			26,620		26,620	
Unrestricted funds			645,775		601,451	
				<u>672,395</u>		<u>628,071</u>

These financial statements were approved by the trustees on 14 March 2024

HJ Craven
Trustee

Notes to the accounts

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material to the charity's financial statements.

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (updated 1 January 2019) - (Charities SORP (FRS102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the trust Deed.

The Misterton '77 Charitable Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Going Concern statement

The financial statements have been prepared on a going concern basis which assumes that the charity will continue to operate. The validity of this assumption is dependent upon the performance of the charity's investments, however expenditure levels are under the control of Trustees and are kept to a level to maintain the funds of the charity. Based on this understanding the trustees believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments, which would result from the basis of preparation being inappropriate.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled, ultimate receipt is probable and the amount can be quantified with reasonable accuracy.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

Fixed assets and depreciation

Fixed assets are stated at cost less accumulated depreciation.

Depreciation, calculated on the cost of fixed assets, is provided on a straight line basis at the following annual rates:

Amenity block	2%
Roads and car park	5%
Shelter	5%

Investments

Listed investments are stated at market value. Other fixed asset investments are stated at market value at date of acquisition since a reliable current valuation is not readily available.

Taxation

The charity is not registered for VAT and, therefore, expenditure is recorded gross in these financial statements.

The Misterton '77 Charitable Trust, as a registered charity, is exempt from taxation on its income and gains falling within Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to charitable objectives. No tax charge has arisen in the year.

Notes (continued)

2 Expenditure

	2023 £	2022 £
Raising funds:		
Investment managers fees	1,200	1,200
Charitable activities:		
Charitable donations – Age UK/Loros	15,250	-
Rent	340	340
Ground maintenance	10,960	12,544
Rutland Room rates	44	(263)
Electricity, gas and water	1,824	3,164
Insurance	360	360
Bookkeeping	240	225
Governance costs		
Independent Examiners fees/Accountancy fees	1,050	990
	<u>31,268</u>	<u>18,560</u>

3 Fixed assets

	Amenity Block £	Road £	Shelter £	Total £
Cost				
At beginning and end of year	5,640	9,132	1,610	16,382
	<u>5,640</u>	<u>9,132</u>	<u>1,610</u>	<u>16,382</u>
Depreciation				
At beginning and end of year	5,640	9,132	1,610	16,382
	<u>5,640</u>	<u>9,132</u>	<u>1,610</u>	<u>16,382</u>
Net book value				
At beginning & end of year	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Notes (continued)

4 Listed investments

	2023 £	2022 £
Market value at beginning of year	532,582	573,910
Net (loss)/gain in the year	37,035	(38,836)
Additions at cost	-	-
Disposal proceeds	-	(2,492)
	<hr/>	<hr/>
Market value at end of year	569,617	532,582
	<hr/> <hr/>	<hr/> <hr/>
	2023 £	2022 £
Investments comprise:		
UK Investments	189,565	168,197
Global Investment trusts	380,052	364,385
	<hr/> <hr/>	<hr/> <hr/>
Historical cost	193,045	193,045
	<hr/> <hr/>	<hr/> <hr/>

The total market value of listed investments includes the following investments which represent more than 5% of the total market value:

	Market value £
Foreign and Colonial Investment Trust	163,355
Murray Income Trust Plc	48,314
The Alliance Trust	122,497
Keystone Investment Trust	31,620
Witan Investment Trust	62,580
Royal Dutch Shell	59,078
	<hr/> <hr/>

5 Other investments

Other investments are stated at their market value at the date of acquisition and comprise:-

	2023 £	2022 £
Belvoir Property Investments Limited 48 shares of £1 each	25,920	25,920
Craven (Builders) Limited 100 shares of £1 each	700	700
	<hr/>	<hr/>
	26,620	26,620
	<hr/> <hr/>	<hr/> <hr/>

Mrs Craven, one of the Trustees, is a director and shareholder in both of the above companies, each having two directors in total.

Notes (continued)

The trustees are of the opinion that these investments, both in unlisted companies, have a market value not less than their book value.

These investments represent the endowment funds of the charity.

6 Debtors

	2023 £	2022 £
Other debtors	3,022	2,950

7 Creditors

	2023 £	2022 £
Accruals	5,288	11,105

8 Funds

Unrestricted funds comprise those funds which the trustees are free to use in accordance with the charitable objectives.

The endowment fund represents those assets, included within other investments, which must be held permanently by the charity. Income arising on the endowment fund can be used in accordance with the objectives of the charity, and is included as unrestricted income.

9 Related party transactions

During the year, the trust paid rent for the use of the Rutland Room of £340 (2022: £340) to the Frank Craven Trust, in which trustee Mrs HJ Craven is also a trustee/Director. This amount is included in the statement of financial activities.

No trustees received either any remuneration or reimbursement of expenses during the year.

THE MISTERTON 77 CHARITABLE TRUST

England & Wales - Charity number 506304

Accounts

The Misterton '77 Charitable Trust

Trustees' report and financial statements

Registered number 506304

For the year ended 30 September 2022

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Trustees' annual report

Objectives, activities, achievements and performance

The charity, as per its Trust Deed, was founded for the purpose of the relief and benefit of aged and disabled persons, in particular in any of the following ways:

- 1) The provision of financial and other assistance in connection with the aged and disabled persons outgoings to Misterton Hall;
- 2) The provision of hospitality and recreational facilities at the Rutland Room or elsewhere on the Estate for the benefit of such persons;
- 3) The provision of short stay accommodation for the benefit of such persons;
- 4) The provision of other charitable purposes as the Trustees see fit.

The charity continues to maintain part of the grounds at Misterton Hall together with the Rutland Room. These facilities are made available, usually in conjunction with Age UK and other voluntary organisations, for aged or disabled persons. Due to the on going Covid-19 pandemic activities were still limited during the early part of the year but the following activities were able to take place:

- A large number of the Wycliffe Lutterworth U3A group once again enjoyed a picnic and games in the gardens;
- The Lutterworth Rotary Club held a Craft & Garden Open Day where several charitable societies were represented with a very good turnout of families with elderly members;
- Once again The Lutterworth twinning group visited with a number of elderly members enjoying a tea party on the top lawn;
- Several groups used Rutland Room for various events e.g. afternoon tea etc.
- The Welland Valley Cycle group held two 'cycle days' which were enjoyed by both youngsters & veterans in the local area.

In addition to the events above smaller groups, church groups and voluntary organisations have used the facilities for fishing, cycling, garden tea parties and group meetings.

Expenditure, as far as possible, is limited to not exceed income, although the charity makes donations to appeals from other charities with similar objectives at the trustees' discretion. In the prior year the charity made a donation to Age UK Leicester Shire & Rutland.

Public benefit

The trustees confirm they have referred to the guidance contained in the Charity Commissions general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and its donation policy.

Financial review

During the year, the charity received donations of £1,110 (2021: £410) and dividend income of £36,471 (2021: £22,835). Net income for the year was £19,021 (2021: net expenditure £1,164) and a loss on investment assets of £38,836 (2021: net gain of £142,978) was recorded. At the end of the year, the charity had investment funds carried forward of £594,121 (2021: £634,158). It is the policy of the trustees to invest surplus funds in listed investments.

Reserves policy

It is the policy of the trustees to distribute reserves in accordance with its objectives. The free reserves at the end of the year are estimated by the trustees to be in the order of £628,000. The estimated level of free reserves required by

the charity is £25,000, however the majority of funds are maintained in a portfolio of investments to generate income to fund the maintenance of the grounds and the Rutland room for future use by charitable organisations.

Trustees' annual report *(continued)*

Structure, governance and management

The Misterton '77 Charitable Trust was created by a deed dated 22 April 1977, and subsequent endorsements dated 6 July 1977 and 3 March 1978, for the purposes of the relief and benefit of aged and disabled persons.

It is administered by a body of trustees, and the power to appoint new or additional trustees rests with the original settlors.

The financial statements have been prepared in accordance with the accounting policies principally set out on page 7, and comply with the charity's deed, applicable law and the charity SORP.

Reference and administrative information

Trustees

The trustees who have served during the year were as follows:

HJ Craven (chair)
Z Hyde Thomson
EE Townend

Registered office of The
Misterton '77 Charitable
Trust

Estate Office
Misterton Hall
Misterton
Lutterworth
Leicestershire
LE17 4JP

Registered number

506304

Bankers

National Westminster Bank plc
25 High Street
Lutterworth
Leicestershire

Investment managers

Brewin Dolphin
Two Colton Square
Leicester
LE1 1QF

Solicitors

Freeth Cartwright Hunt Dickens
Express Buildings
29 Upper Parliament Street
Nottingham

Accountant/Independent Examiner

Karen Hanlan, ACA
Karen Hanlan Independent Examiner Ltd
1 Saracen Close
Ettington
CV37 7SZ

Approved by the trustees on 8 December 2022 and signed on their behalf by:

Mrs HJ Craven

Statement of trustees' responsibilities

Under the trust deed of the charity and charity law, the trustees are responsible for preparing the trustees' annual report and the financial statements for each financial year which show a true and fair view of the state of affairs of the charity, and of the excess of income over expenditure for that period. In preparing those financial statements, generally accepted accounting practice entails that the trustees:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its activities.

The trustees are required to act in accordance with the trust deed of the charity, within the framework of trust law. They are responsible for keeping proper accounting records sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the trustees to ensure that, where any statements of accounts are prepared by them under section 130 of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

Independent Examiner's Report to the Trustees of the Misterton '77 Charitable Trust

I report to the trustees on my examination of the accounts of the Misterton '77 Charitable Trust ('the Trust') for the year ended 30 September 2022 which are set out on pages 5 to 10.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Karen Hanlan, ACA
Karen Hanlan Independent Examiner Limited
1 Saracen Close, Ettington, CV37 7SZ

Date: 8/12/2022

Statement of financial activities
for the year ended 30 September 2022

	Unrestricted funds	
	2022	2021
	£	£
Income:		
Donations	1,110	410
Investment income:		
Dividends	36,471	22,835
Interest	-	-
	<hr/>	<hr/>
Total income	37,581	23,245
	<hr/>	<hr/>
Expenditure (note 2)		
Raising funds	1,200	1,200
Charitable activities	17,360	23,209
	<hr/>	<hr/>
Total Expenditure	18,560	24,409
	<hr/>	<hr/>
Net income/(expenditure) before investment gains/(losses)	19,021	(1,164)
Net (losses)/ gains on investment assets	(38,836)	142,978
	<hr/>	<hr/>
Net movement in funds	(19,815)	141,814
	<hr/>	<hr/>
Reconciliation of funds		
Total funds brought forward	621,266	479,452
	<hr/>	<hr/>
Total funds carried forward	601,451	621,266
	<hr/> <hr/>	<hr/> <hr/>

All of the charity's activities, in both years, arise from continuing activities.

There were no movements in the endowment fund either this year or last year.

Balance sheet
at 30 September 2022

	<i>Note</i>	£	2022	£	£	2021	£
Fixed assets				-			
Tangible fixed assets	3						-
Investments							
Listed	4	532,582			573,910		
Cash on deposit		34,919			33,628		
Other	5	26,620			26,620		
					<u>594,121</u>		634,158
					<u>594,121</u>		<u>634,158</u>
Current assets							
Debtors	6	2,950			2,568		
Cash at bank and in hand		42,105			17,341		
					<u>45,055</u>		19,909
Current liabilities							
Creditors: amounts due within one year	7	(11,105)			(6,181)		
Net current assets					<u>33,950</u>		13,728
					<u>628,071</u>		647,886
The funds of the charity	8						
Endowment funds				26,620		26,620	
Unrestricted funds				601,451		621,266	
					<u>628,071</u>		<u>647,886</u>

These financial statements were approved by the trustees on 8 December 2022

HJ Craven
Trustee

Notes to the accounts

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material to the charity's financial statements.

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (updated 1 January 2019) - (Charities SORP (FRS102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the trust Deed.

The Misterton '77 Charitable Trust meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note.

Going Concern statement

The financial statements have been prepared on a going concern basis which assumes that the charity will continue to operate. The validity of this assumption is dependent upon the performance of the charity's investments, however expenditure levels are under the control of Trustees and are kept to a level to maintain the funds of the charity. Based on this understanding the trustees believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments, which would result from the basis of preparation being inappropriate.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled, ultimate receipt is probable and the amount can be quantified with reasonable accuracy.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis.

Fixed assets and depreciation

Fixed assets are stated at cost less accumulated depreciation.

Depreciation, calculated on the cost of fixed assets, is provided on a straight line basis at the following annual rates:

Amenity block	2%
Roads and car park	5%
Shelter	5%

Investments

Listed investments are stated at market value. Other fixed asset investments are stated at market value at date of acquisition since a reliable current valuation is not readily available.

Taxation

The charity is not registered for VAT and, therefore, expenditure is recorded gross in these financial statements.

The Misterton '77 Charitable Trust, as a registered charity, is exempt from taxation on its income and gains falling within Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to charitable objectives. No tax charge has arisen in the year.

Notes (continued)

2 Expenditure

	2022	2021
	£	£
Raising funds:		
Investment managers fees	1,200	1,200
Charitable activities:		
Charitable donations – Age UK	-	6,579
Rent	340	340
Ground maintenance	12,544	13,782
Rutland Room rates	(263)	42
Electricity and gas	3,164	1,246
Insurance	360	360
Bookkeeping	225	210
Governance costs		
Independent Examiners fees/Accountancy fees	990	650
	<u>18,560</u>	<u>24,409</u>

3 Fixed assets

	Amenity Block	Road	Shelter	Total
	£	£	£	£
Cost				
At beginning and end of year	5,640	9,132	1,610	16,382
	<u>5,640</u>	<u>9,132</u>	<u>1,610</u>	<u>16,382</u>
Depreciation				
At beginning and end of year	5,640	9,132	1,610	16,382
	<u>5,640</u>	<u>9,132</u>	<u>1,610</u>	<u>16,382</u>
Net book value				
At beginning & end of year	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Notes (continued)

4 Listed investments

	2022	2021
	£	£
Market value at beginning of year	573,910	442,576
Net (loss)/gain in the year	(38,836)	142,978
Additions at cost	-	-
Disposal proceeds	(2,492)	(11,644)
	<hr/>	<hr/>
Market value at end of year	532,582	573,910
	<hr/> <hr/>	<hr/> <hr/>
	2022	2021
	£	£
Investments comprise:		
UK Investments	168,197	172,995
Global Investment trusts	364,385	400,915
	<hr/> <hr/>	<hr/> <hr/>
Historical cost	193,045	205,523
	<hr/> <hr/>	<hr/> <hr/>

The total market value of listed investments includes the following investments which represent more than 5% of the total market value:

	Market value
	£
Foreign and Colonial Investment Trust	166,500
Murray Income Trust Plc	43,152
The Alliance Trust	108,780
Keystone Investment Trust	29,884
Witan Investment Trust	59,220
Royal Dutch Shell	50,928
	<hr/> <hr/>

5 Other investments

Other investments are stated at their market value at the date of acquisition and comprise:-

	2022	2021
	£	£
Belvoir Property Investments Limited 48 shares of £1 each	25,920	25,920
Craven (Builders) Limited 100 shares of £1 each	700	700
	<hr/>	<hr/>
	26,620	26,620
	<hr/> <hr/>	<hr/> <hr/>

Mrs Craven, one of the Trustees, is a director and shareholder in both of the above companies, each having two directors in total.

Notes (continued)

The trustees are of the opinion that these investments, both in unlisted companies, have a market value not less than their book value.

These investments represent the endowment funds of the charity.

6 Debtors

	2022 £	2021 £
Other debtors	2,950	2,568

7 Creditors

	2022 £	2021 £
Accruals	11,105	6,181

8 Funds

Unrestricted funds comprise those funds which the trustees are free to use in accordance with the charitable objectives.

The endowment fund represents those assets, included within other investments, which must be held permanently by the charity. Income arising on the endowment fund can be used in accordance with the objectives of the charity, and is included as unrestricted income.

9 Related party transactions

During the year, the trust paid rent for the use of the Rutland Room of £340 (2021: £340) to the Frank Craven Trust, in which trustee Mrs HJ Craven is also a trustee/Director. This amount is included in the statement of financial activities.

No trustees received either any remuneration or reimbursement of expenses during the year.